

# 1943 Profile of the Throgs Neck, Bronx area

from the 1943 *New York City Market Analysis*



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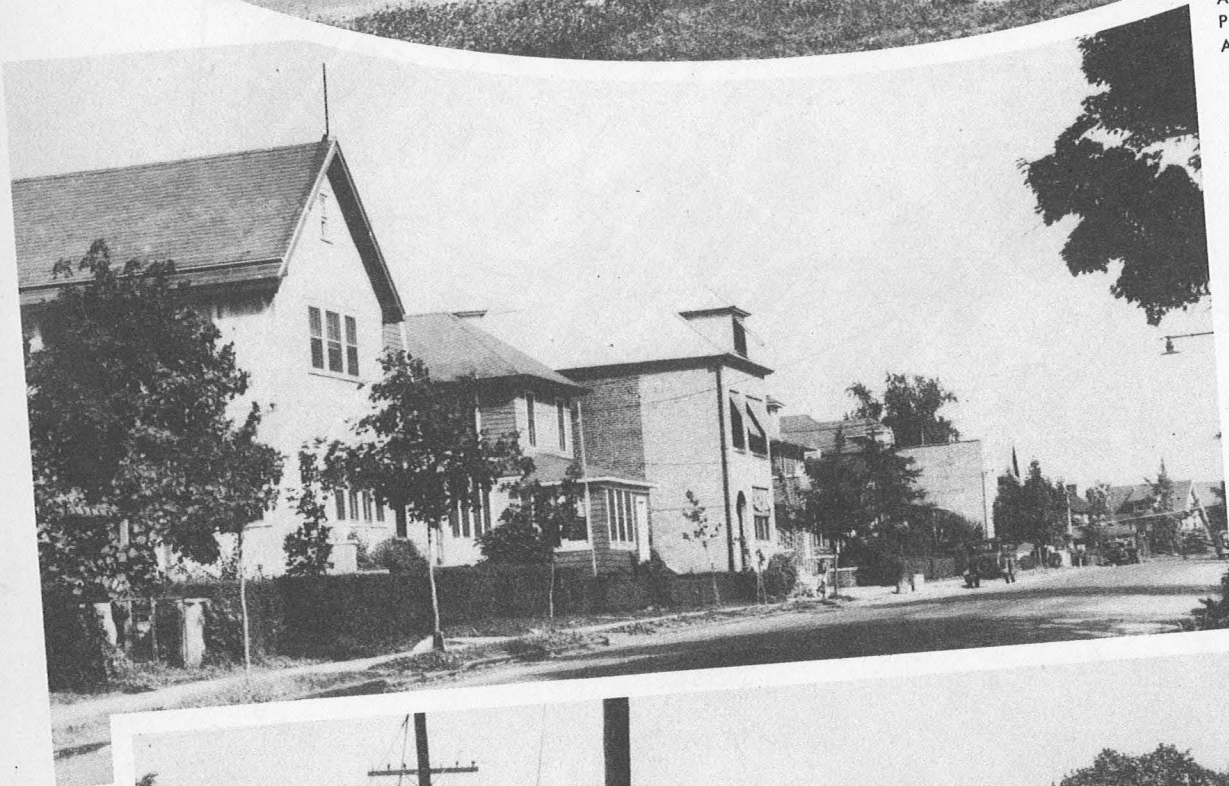


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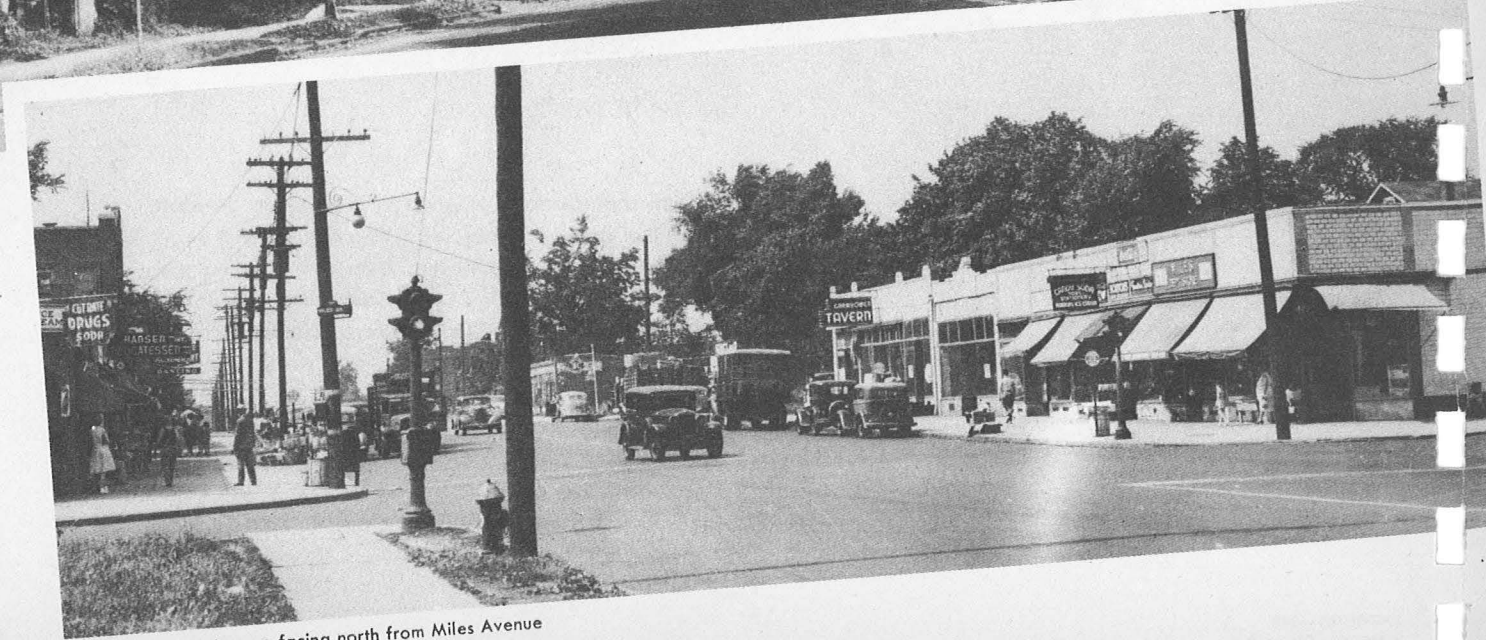
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Above: Hatting Place between  
Pennyfield Avenue and Longstreet  
Avenue

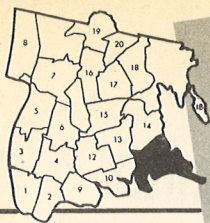


Left: Edison Avenue from corner  
of Randall Avenue to Schley  
Avenue



East Tremont Avenue facing north from Miles Avenue





# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

BRONX

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## Throgs Neck

Still largely undeveloped, but showing a steady and consistent growth (families up 47% in the decade since 1930). Bronx Whitestone Bridge and Hutchinson River Parkway have resulted in the building of many small homes. One-family frame dwellings predominate. To the north one- and two-family brick

houses are the rule with occasional small apartment houses. East Tremont Ave. north of Miles Ave. is the principal business street with East 177th St. the main artery of traffic. There is a small summer bungalow colony in the area facing Long Island Sound.

POPULATION . . . . . 15,386  
(larger than Helena, Mont.)

Native white . . . . . 12,263  
Foreign-born white . . . . . 3,104  
Negro . . . . . 18  
Other races . . . . . 1

*The foreign-born are of mixed origin, with Italians, Irish and Germans in the majority.*

FAMILIES . . . . . 3,796  
—owner families . . . . . 2,020  
—tenant families . . . . . 1,776

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	10
100-149	6,000-9,999	19
75- 99	4,500-5,999	65
50- 74	3,000-4,499	549
30- 49	1,800-2,999	1,935
40- 49	2,400-2,999	934
30- 39	1,800-2,399	1,001
Under 30	Under 1,800	1,142
Unknown		76

Median family expenditure \$2,230  
Average family expenditure \$2,313

RESIDENTIAL STRUCTURES . . . 3,293  
—one-family houses . . . . . 2,491  
—two-family houses . . . . . 634  
—three-or-more-family houses . . . 168



Reduced to 3/4 borough scale